

KAREN E. BEZNER, ESQ.

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Scotch Plains, New Jersey 07076
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Attorney for Karen E. Bezner, Trustee
Karen E. Bezner
KB 5770

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

In the Matter of:	:	In Proceedings for Liquidation
	:	under Chapter 7 of the Bankruptcy
	:	Code
COASTAL CONSTRUCTION GROUP,	:	
LLC,	:	Hon. Michael B. Kaplan, C.U.S.B.J.
	:	
Debtor.	:	Bankruptcy No. 24-15203
	:	
	:	

NOTICE OF MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE
AND CLEAR OF ALL LIENS, MORTGAGES AND OTHER ENCUMBRANCES
SUCH LIENS, MORTGAGES, AND OTHER ENCUMBRANCES AS ARE
PROVEN VALID TO ATTACH TO THE PROCEEDS OF SALE
PURSUANT TO 11 U.S.C. SECTION 363(b) and (f)

TO: Office of the United States Trustee
One Newark Center
Suite 2100
Newark, New Jersey 07102

Maggie McGee, Esq.
Office of the United States Trustee
One Newark Center, Suite 2100
Newark, New Jersey 07102

Coastal Construction Group, LLC
235 Hickory Lane
Unit B
Bayville, New Jersey 08721
Debtor

Daniel E. Straffi, Esq.
Straffi & Straffi, LLC
670 Commons Way
Toms River, New Jersey 08755
Counsel for the Debtor

Casey Quinn
Re/Max at Barnegat Bay
221 Lacey Road
Forked River, New Jersey 08731
Listing Broker

Irene Shepard
Caplan Realty Assoc., LLC
2008 Route 37 East
Toms River, New Jersey 08753
Selling Broker for 427 and 429 Boxwood Drive

Gregory J. Hock, Esq.
D'Arcy Johnson Day, P.C.
204 Court House Lane
Toms River, New Jersey 08753
Closing Attorney For Debtor

John Mensching, Esq.
Mensching & Lucarini, P.C.
1200 Hooper Avenue, 2nd Floor
Toms River, New Jersey 08753
Closing Counsel For Purchasers

Wrazen Homes, LLC
3062 Wilbur Avenue
Manchester, New Jersey 08759
Proposed Purchaser

Michael A. Alfieri, Esq.
30 Freneau Avenue
Matawan, New Jersey 07747
Counsel for AVB Investment, LLC

PLEASE TAKE NOTICE THAT the undersigned counsel for Karen E. Bezner, Chapter 7 Trustee shall move before the Honorable Michael B. Kaplan, C.U.S.B.J. at the United States Bankruptcy Court, United States Courthouse, 402 East State Street, Trenton, New Jersey for an order, authorizing sale of the real property at 429 Boxwood Drive and 427 Boxwood Drive, Forked River, New Jersey to Wrazen Homes, LLC for the respective purchase prices of \$161,000.00 and \$175,000.00, said sale to be conducted free and clear of all liens, mortgages, and other encumbrances, such liens, mortgages, and other encumbrances as are proven valid to attach to the proceeds of sale pursuant to 11 U.S.C Section 363(b) and (f).

PLEASE TAKE FURTHER NOTICE THAT in support of the within application, the undersigned shall rely upon the Certification of Karen E. Bezner, Trustee and Memorandum of Law, submitted herewith. As required by local rule, a proposed form of order is submitted herewith.

PLEASE TAKEN FURTHER NOTICE THAT your response, if any, to the motion is due seven (7) days prior to the date scheduled for hearing thereon. Your response must be filed with the Clerk of the Bankruptcy Court, United States Courthouse, 402 East State Street, Trenton, New Jersey 08608 and served upon counsel for the Trustee. In the event that no timely response is filed and served, the Bankruptcy Court may grant the relief requested by the moving party without need for further hearing.

KAREN E. BEZNER, ESQ.
Counsel for Karen E. Bezner, Trustee

By: /s/ Karen E. Bezner
Karen E. Bezner

Dated: February 11, 2025